

# **Town Board Minutes**

## **The Municipal Review Committee**

**November 3, 2014**

**Meeting No. 30**

A joint meeting of the Town Board and the Planning Board of the Town of Lancaster, New York, acting as the Municipal Review Committee, was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 3<sup>rd</sup> day of November 2014, at 6:00 PM and there were

**PRESENT:** JOHN ABRAHAM, COUNCIL MEMBER  
MARK AQUINO, COUNCIL MEMBER  
RONALD RUFFINO, COUNCIL MEMBER  
DONNA STEMPIAK, COUNCIL MEMBER  
DINO FUDOLI, SUPERVISOR  
REBECCA ANDERSON, PLANNING BOARD MEMBER  
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER  
KRISTIN MCCracken, PLANNING BOARD MEMBER  
MELVIN SZYMANSKI, PLANNING BOARD MEMBER  
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

**ABSENT:** ANTHONY GORSKI, PLANNING BOARD MEMBER  
JOSEPH KEEFE, PLANNING BOARD MEMBER

**ALSO PRESENT:** JOHANNA COLEMAN, TOWN CLERK  
JOHN DUDZIAK, TOWN ATTORNEY  
JEFFREY SIMME, CODE ENFORCEMENT OFFICER  
ROBERT HARRIS, ENGINEER, WM. SCHUTT & ASSOCIATES

### **PURPOSE OF MEETING:**

This joint meeting of the Town Board and Planning Board of the Town of Lancaster was held for the purpose of acting as a Municipal Review Committee for one (1) action.

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY  
REVIEW (SEQR) OF THE  
COLUMN DEVELOPMENT REZONE**

The Municipal Review Committee reviewed the Long Environmental Assessment Form on the Column Development Rezone matter with an item for item review and discussion of the project impact and magnitude as outlined on the Long Environmental Assessment Form entitled “Part 2 Project Impacts and Their Magnitude” which was provided to each member.

**PLEASE TAKE NOTICE**, that the Municipal Review Committee of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is a **Type 1 action**, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR § 617.7, and further recommends that the lead agency issue a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law in accordance with § 617.12.

**NAME AND ADDRESS OF LEAD AGENCY**

Lancaster Town Board  
21 Central Avenue  
Lancaster, New York 14086  
John Dudziak, Town Attorney  
716-684-3342

**NATURE, EXTENT AND LOCATION OF ACTION:**

The proposed development is of a parcel involving approximately 6.45± acres.

The location of the premises being reviewed is 00 Genesee Street, Lancaster, New York 14086, Erie County.

This project is described as the rezoning of 6.45± acres on Genesee Street from (RCO) Residential Commercial Office to (CMS) Commercial Motor Service. New use of property is to become a vehicle holding area to send for wholesale.

THE FOLLOWING MOTION WAS OFFERED  
BY COUNCIL MEMBER AQUINO, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER ABRAHAM, TO WIT:

That the Municipal Review Committee has reviewed the potential environmental impacts associated with the Column Development Rezone identified in the Environmental Assessment Form, and, under the criteria for determining significance identified in 6 NYCRR § 617.7(c)(1) and in accordance with 6 NYCRR § 617.7(c)(2) and (3) for the reasons indicated below based on the discussion of each criterion specified in 6 NYCRR § 617.7(c)(1), the Project will not have a significant adverse impact on the environment and therefore recommends that the Town Board finds that there are no significant adverse impacts from the proposed project, and issue the following Negative Declaration.

## REASONS SUPPORTING RECOMMENDATION

1. **Impact on land:** A small impact is noted. While this project will occur on land where the average depth to bedrock is three feet, it is noted that the buildings will not have basements.
2. **Impact on Geological Features:** None
3. **Impacts on Surface Water:** None
4. **Impact on Groundwater:** None
5. **Impact on Flooding:** A small impact is noted. The development may occur in the 100 year floodplain, however, the type of material used in the parking lot will be a porous material.
6. **Impact on Air:** None
7. **Impact on Plants and Animals:** None
8. **Impact on Agricultural Resources:** None
9. **Impact on Aesthetic Resources:** None
10. **Impact on Historic and Archeological Resources:** None
11. **Impact on Open Space and Recreation:** None
12. **Impact on Critical Environmental Areas**
  - The Town of Lancaster has not established a Critical Environmental Area (CEA).
13. **Impact on Transportation:** None
14. **Impact on Energy:** None
15. **Impact on Noise, Odor and Light:** None
16. **Impact on Human Health:** None
17. **Consistency with Community Plans:** A small impact is noted. The land use is different from surrounding land use patterns. The developer is petitioning for an amendment to the zoning.
18. **Consistency with Community Character:** None

and,

## BE IT FURTHER

**RESOLVED**, that the MRC's recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

COUNCIL MEMBER ABRAHAM	VOTED	YES
COUNCIL MEMBER AQUINO	VOTED	YES
COUNCIL MEMBER RUFFINO	VOTED	YES
COUNCIL MEMBER STEMPNIAK	VOTED	YES
SUPERVISOR FUDOLI	VOTED	YES
PLANNING BOARD MEMBER ANDERSON	VOTED	YES
PLANNING BOARD MEMBER GORSKI	WAS ABSENT	
PLANNING BOARD MEMBER KEEFE	WAS ABSENT	
PLANNING BOARD MEMBER KORZENIEWSKI	VOTED	YES
PLANNING BOARD MEMBER MCCRACKEN	VOTED	YES
PLANNING BOARD MEMBER SZYMANSKI	VOTED	YES
PLANNING BOARD CHAIRMAN CONNELLY	VOTED	YES

The Motion to Recommend was thereupon adopted.

November 3, 2014

**ADJOURNMENT:**

ON MOTION OF PLANNING BOARD CHAIRMAN CONNELLY  
AND SECONDED BY COUNCIL MEMBER ABRAHAM FOR ADJOURNMENT OF  
THE MEETING, which resulted as follows:

COUNCIL MEMBER ABRAHAM	VOTED	YES
COUNCIL MEMBER AQUINO	VOTED	YES
COUNCIL MEMBER RUFFINO	VOTED	YES
COUNCIL MEMBER STEMPNIAK	VOTED	YES
SUPERVISOR FUDOLI	VOTED	YES
PLANNING BOARD MEMBER ANDERSON	VOTED	YES
PLANNING BOARD MEMBER GORSKI	WAS ABSENT	
PLANNING BOARD MEMBER KEEFE	WAS ABSENT	
PLANNING BOARD MEMBER KORZENIEWSKI	VOTED	YES
PLANNING BOARD MEMBER MCCRACKEN	VOTED	YES
PLANNING BOARD MEMBER SZYMANSKI	VOTED	YES
PLANNING BOARD CHAIRMAN CONNELLY	VOTED	YES

The meeting was adjourned at 6:13 P.M.

Signed \_\_\_\_\_  
Johanna M. Coleman, Town Clerk